

as is basis effective June 1, 1972. It is understood by the "Landlord" and Tenant," however, that the "Landlord" is to have the roof -- except for certain minor deficiencies of which she has fully advised the "Tenant" and to which the "Tenant" agrees to -- electrical system, heating unit, and air-conditioning unit of said building on said premise in good repair and working order as of the "Tenant's" initial occupancy, June 1, 1972. The "Tenant" further agrees to keep the building (home) in good repair, including the parking lot, roof, carpets, plumbing, heating, air-conditioning and the interior and exterior painting of said building (home).

USE OF
PREMISES

The "Tenant" shall have the right to use the "demised premises" for the conduct and operation of a Professional Nature, such as Lawyer, Doctor, Dentist, Beauty Shop or Real Estate office; after complying with rules and regulations set forth by the City of Greenville, South Carolina Planning and Zoning, and securing proper occupancy permits as required by the City of Greenville, S.C. Any and all expenses pertaining to the above will be the responsibility of the "Tenant."

ASSIGNMENT OF
LEASE

"Tenant" shall have the right to assign this Lease or sublet the whole or any part of the demised premises but only with the written consent of the "Landlord," which consent shall not be unreasonably withheld. In the event of such an arrangement or subletting, the "Tenant" shall remain fully responsible for the payment of rent and all its other obligations hereunder.

INSPECTION

The "Landlord" shall have the right to make reasonable visits to and into said premises to insure that they are being adequately maintained by the "Tenant." The term, "reasonable,"

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L. J.
H. B.